



Project Description:

Replacement of Stamford Parking Garage

Project No. 301-47



Under this project, the Connecticut Department of Transportation (CTDOT) is seeking to employ Transit-Oriented Development (TOD) statutes to demolish the existing 727 vehicle garage that was built in the late 1980's and replace it with 1,000 parking spaces at or in close proximity to the existing facility. The existing facility, while structurally sound, was poorly built and needs to be replaced in the near future. CTDOT has determined that a new garage is more cost effective than renovating the existing structure. A Request for Qualifications/Conceptual Proposal (RFQ/CP) for the TOD of the Stamford Parking Garage was issued on February 29, 2012.

The RFQ/CP process solicited potential developers for ideas regarding possible options to provide a new garage with 1,000 or more parking spaces, while maintaining the existing parking on a temporary basis until the new garage is fully operational. Additional requirements involve improvements to Station Place and the Taxi operations. Garage/TOD options can include:

- Demolition and replacement of the original State-owned parking garage on the current site, with a TOD component built offsite within close proximity of the Stamford Transportation Center (STC)
- Demolition and replacement of the original State-owned parking garage on the current site, with a TOD component built onsite.
- A new parking garage not to exceed a ¼ mile walking distance from the STC, with demolition of the existing garage and a TOD component constructed on the existing site.

CTDOT is seeking a holistic TOD solution that improves the overall access to the station for pedestrians and automobiles, provides a development that augments the existing station and increases the number of parking spaces available to commuters. The RFQ/CP was advertised in multiple publications including the Stamford Advocate beginning February 29, 2012. A meeting for interested parties was held at the site on March 14, 2012. Responses to the RFQ/CP were due on April 30, 2012. A Request for Proposals (RFP) was released to qualified responders who identified attractive concepts to pursue on July 13, 2012.

Financial Sources:

- Federal: \$0



- State: up to \$35 million for demolition of the existing Garage and construction of the new Garage (\$5 million of funding will allow CTDOT oversight during design and construction).

Goals:

- Demolish and replace the existing Garage with a minimum of 1,000 commuter parking spaces
- Minimize impacts to commuters
- Maximize State revenue to help defray maintenance and operation costs
- Promote economic development

Schedule Analysis:

CTDOT spent the first half of 2013 analyzing proposals from pre-qualified developers which it received in early October 2012. On July 11, CTDOT made an announcement at the station that it had selected Stamford Manhattan Development Ventures (SMDV) as preferred developer. Negotiations are underway to work towards consummating a development agreement no later than end of 2013. Design and approval of the garage is expected to take one year. Construction completion including demolition of the old garage, improvements to Station Place and a new operating garage is scheduled to be finished within three years of the notice to proceed with the design.

Challenges and Risks:

With the State Office of Policy and Management (OPM) signing a Record of Decision (ROD) on January 18, 2013, CTDOT cleared a significant milestone with approval of the Environmental Impact Evaluation required in accordance with the Connecticut Environmental Policy Act (CEPA). The ROD is available on the Department's website at:

http://www.ct.gov/dot/lib/dot/Stamford_ROD_2012____.pdf .

Looking forward, CTDOT will be working expeditiously with SMDV and other design review authorities to ensure a timely progression towards start of construction in 2014. Traffic management around the station during construction will be a considerable challenge, particularly in light of recent and expected growth in the area.

Outlook:

CTDOT will continue to work with SMDV and all stakeholders to obtain the overall program objectives and attempt to address community concerns. To this end, a public informational meeting in Stamford should be scheduled during the first quarter of 2014 to introduce the project. Updates will continue to be periodically posted on the CTDOT website at:

<http://www.ct.gov/dot/cwp/view.asp?a=2288&q=512286> .

Recent Activity:

CTDOT and SMDV held a press conference to introduce the preferred developer and unveil the proposal and met with the Stamford Board of Representatives Land Use Urban Redevelopment Committee to answer questions and share proposed development plans on July 23, 2013.